

# Greenfield Township Zoning Commission

## Meeting Minutes

December 19, 2017

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on December 19, 2017, at the Greenfield Township Firehouse. The Pledge of Allegiance to the Flag of the United States of America was recited at the opening of the meeting.

- **Roll call**

The Chairman conducted a roll call, asking each member to give name and address. The following members were present:

Jack Barr, 1642 Winding Oak Dr.  
Jim Beiter, 416 Coonpath Rd. NW  
Bob Paulus, 4075 Stringtown Rd.  
Kim Wickham, 5964 Havensport Rd.

Guests: Rod Hartman, Steve Eversole, John Reef Sr, Lonnie Kosch Sr., Shawn Haughn, Jennifer Wolfe

- **Review of Minutes of Previous Meeting**

Minutes from the October 9, 2017, meeting were reviewed. Kim moved to approve the minutes as written. Jim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved.

- **Reviewing of the Zoning Book**

The proposed zoning book has been reviewed and recommended by the Regional Planning Commission.

Jim brought up an example of an issue Pleasant Township is having with lots that have the required road frontage, but also a narrow section to the lot. He moved to add a stipulation to R-1 that a lot must have 150 feet of road frontage and the width of the lot cannot be any less than the 150 feet. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

- **Rezoning Application from Bloom Carroll Schools**

Chairman Paulus moved to hold a hearing for the rezoning application of property at 4955 Carroll-Eastern Rd on Tuesday, January 9, 2018, at 6:00pm at the firehouse. Jack Barr seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried. Jen will get the notice to the paper tomorrow morning.

Chairman Paulus also moved to send the zoning application to RPC again to make it official. Jim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

Shawn Haughn, Superintendent of Bloom Carroll Schools, described the schools' timeline for submission deadlines in order to get the levy on the May ballot.

- **Comprehensive Plan discussion**

Trustee Reef shared Fairfield County's Comprehensive Land Use Plan (proposed) which stated the US 33 corridor looks like a junkyard, an insult to Greenfield Township. Both Trustees Reef and Kosch agreed that legal counsel told them that if a township has an active map and a zoning book that matches then in effect the township has a comprehensive plan.

- **Reviewing of the Zoning Book (cont.)**

Jim moves to accept RPC's recommended language on the definition of Electric Signs: "Sign, Electronic Message – A sign who's alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments." Kim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

Kim moves to accept RPC's additional language on the flowchart on page 2-14: "Note: Adapted from the Revised Code, State of Ohio, See Section 519.12 for more detailed information." Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

Bob moved to put section 4.04 (Submission to the Director of the Department of Transportation) from the current code back into the proposed book. Jim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

Jack moved to list Single Family Homes and Public Parks / Nature Preserves as permitted use for R-1. Jim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

A series of small typos were called out for correction.

Jim moved to remove section 415.02 C. Home Occupation Permit Required. Kim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

Jim moved to send the proposed zoning book to the county prosecutor's office for review after the corrections are made. RPC's remarks should be included so he will know what they recommended. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Motion carried.

- **Other items**

After doing more research, Kim brought up the apartments on Havensport Road. She found that ORC allows that up to three living units on a property can still be considered residential.

Jim Beiter recommends Rod Hartman to the trustees as an alternate to the zoning committee.

- **Next hearing**

Tuesday, January 9, 2018, at 6:00pm at the Greenfield Township Firehouse. Jen will post notices in the paper, website, post office, township office and firehouse.

- **Next meeting**

Tuesday, January 16, 2018, at 6:00pm at the Greenfield Township Firehouse.

- **Adjournment**

Jim Beiter moved to adjourn the meeting. Motion seconded by Jack Barr. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Bob, Yes; Kim, Yes. Meeting adjourned at 7:45 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 1/16/2018.